

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 29, 1986

Mr. Henry W. Long
Mrs. Linda Ruth Long
Mr. Ronald C. Black
Mrs. Carolyn J. Black
3521 Northway Drive
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
ES/Helena Ave., 300' N Middleborough Rd.
(213 Helena Rd.)
15th Election District, Henry W. Long, et al, Petitioners
Case No. 86-299-A

Ladies and Gentlemen:

This is to advise you that \$52.84 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Commissioner, Baltimore County, Maryland, and remit to the Zoning Commissioner, Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018479

DATE: 1/29/86 ACCOUNT: 86-299-A
AMOUNT: \$52.84
RECEIVED FROM: Henry W. Long, et al
FOR: Baltimore County, Maryland
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 23, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 23, 1986.

THE JEFFERSONIAN,

1384
Publisher

Cost of Advertising

22.00

86-299-A

PETITION FOR ZONING VARIANCE
15th Election District
LOCATION: East side of Helena Avenue, 300 feet North of Middleborough Road (213 Helena Road)
DATE AND TIME: Tuesday, February 11, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance from Section 1802.3.C.1 to permit lot width of 60 feet instead of the required 80 feet.
Being the property of Henry W. Long, et al, as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner(s) is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Jan. 23.

Petition For Zoning Variance

15 Election District
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By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Jan 23 1986

This is to certify, That the annexed

Petition

Reg L B 84149

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 23rd day of

Jan 23, 1986

Jan 23 1986

Jan 23 1986

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 1/29/86
Posted for: Variance
Petitioner: Henry W. Long, et al
Location of property: 213 Helena Rd., 300' N Middleborough Rd.
Location of Sign: Both Sides Helena Rd. across 15th N. Middleborough Rd.
Remarks: Petition posted with copies of petition and lot.
Posted by: [Signature] Date of return: 1/29/86
Number of Signs: 2

Case No. 86-299-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 6th day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Henry W. Long, et al
Petitioner's Attorney

Received by: James E. Dyer, Jr.
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Cor. Assignment Date: January 27, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-299-A and 86-299-A

Please consider the Chesapeake Bay Critical Area review comments (see memorandum dated 1/22/86 from Gerber to Jablon) to be the comment for these petitions.

Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner Date: January 27, 1986
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Review - R. M. Ossie, Sr., et al., (86-298-A, 174) and H. W. Long, et al., (86-299-A, 178)

The petitions filed by R. M. Ossie, Sr., et al., and H. W. Long, et al., will be determined to be consistent with the Critical Area requirements if the following practices are performed.

1. No runoff should be discharged directly into the Chesapeake Bay. It should be discharged and directed overland so as to encourage infiltration.
2. Four (4) large deciduous trees or eight (8) conifer trees or sixteen (16) small deciduous trees be planted on the lot or a combination based on the following formula be planted.

- 1 (one) Large deciduous tree for each 600 sq.ft.
- 2 (two) Conifer trees for each 600 sq.ft.
- 4 (four) Small deciduous trees for each 600 sq.ft.

(The net lot size or open, undeveloped area suitable for the planting of trees has been determined to be 2,400 feet in both these cases.)

NEG:PJS:vh

cy: Ms. Jean M. H. Jung
Dep. Zoning Commissioner

Thomas L. Vidmar, PWE

James G. Hoswell, Planner, OPZ

People's Counsel

Andrea Van Arsdale, OPZ
Coastal Zone Planner, OPZ

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 13, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Henry W. Long, et al
3521 Northway Drive
Baltimore, Maryland 21234

RE: Item No. 178, Case No. 86-299-A
Petitioners - Henry W. Long, et al
Variance Petition

Dear Mr. Long:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

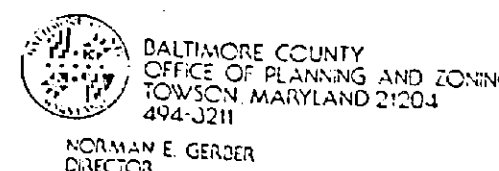
Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: E. D. Lynch Co., Inc.
4907 Harford Road
Baltimore, Maryland 21214



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 14, 1986
(CRITICAL AREA)

Re: Zoning Advisory Meeting of November 19, 1985
Item # 178
Property Owner: HENRY W. LONG, et al
Location: E/S HELENA AVENUE, 300' N.
OF MIDDLEBOROUGH ROAD

Dear Mr. Jablon:

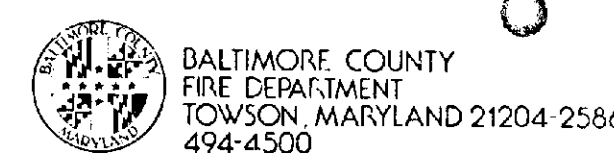
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) The parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended development plan was approved by the Planning Board.
- (X) The proposed site must comply with Baltimore County Landscaping Manual, 8111.178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- (X) The property is located in a traffic area controlling by a "D" level intersection as defined by 8111.175-79, and as conditions change traffic capacity may become more limited. The Public Services Areas are re-evaluated annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE RIVER PLANNING DIVISION.

CC: James Howell

Eugene A. Soter
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Henry W. Long, et al (critical area)

Location: E/S Helena Avenue, 300' N of Middleborough Road

Item No.: 178 Zoning Agenda: Meeting of November 19, 1985

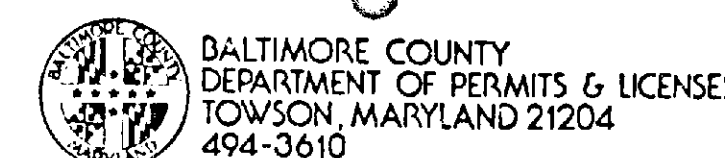
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- (X) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and App. given: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

December 16, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 178 Zoning Advisory Committee Meeting are as follows:

Property Owner: Henry W. Long, et al (CRITICAL AREA)
Location: E/S Helena Avenue, 300' N of Middleborough Road
District: 15th.

APPLICABLE ITEMS ARE CHECKED:

- (X) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85.
- (X) The Maryland Code for the Handicapped and Aged (A.D.A., 2117-1 - 1980) and other applicable Codes and Standards.
- (X) A building and other miscellaneous permits shall be required before the start of any construction.
- (X) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- (X) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Registered seals are not acceptable.
- (X) All the Group except the Single Family Detached Dwelling require a minimum of 2 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For the Group require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built as an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (X) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be completed until the necessary data pertaining to height/area are provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- (X) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (X) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Parties architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.
- (X) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- (X) Comments: See the attached copy of Section 516.0.
- (X) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 205 of the County Office Building at 211 Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Mr. C. E. Burman, Chief
Building Plans Section

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1981
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tideswaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewerage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

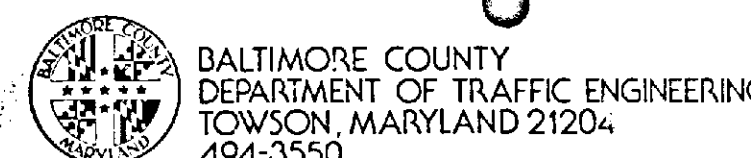
516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

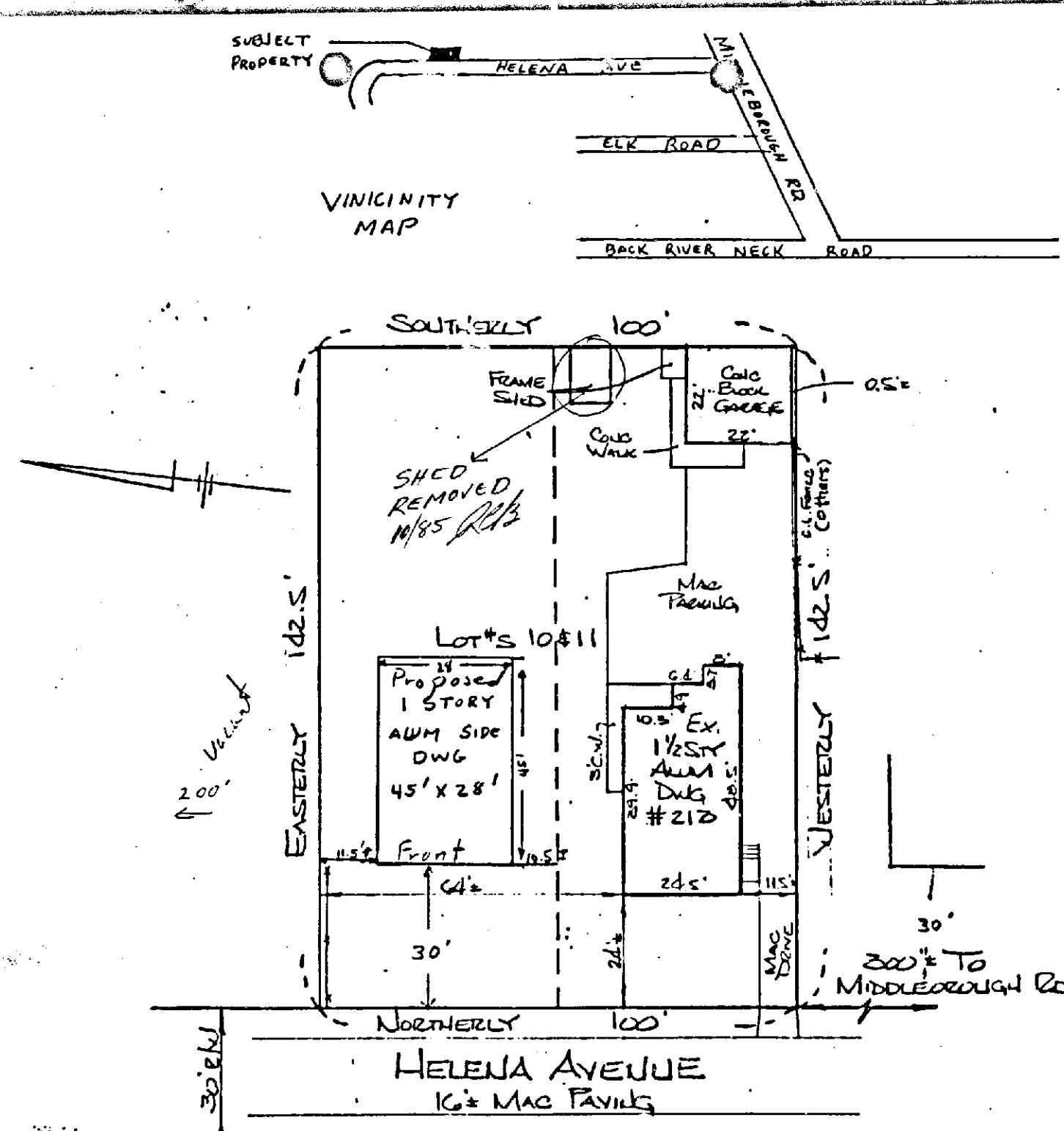
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178, 179, 180, and 181.

[Signature]
Michael S. Planigan
Traffic Engineer Associate II

MSF/bld



PLAT FOR ZONING VARIANCE

OWNERS - HENRY & LINDA LONG

RONALD & CAROL BLACK

DISTRICT 15 ZONED D.R. 5.5

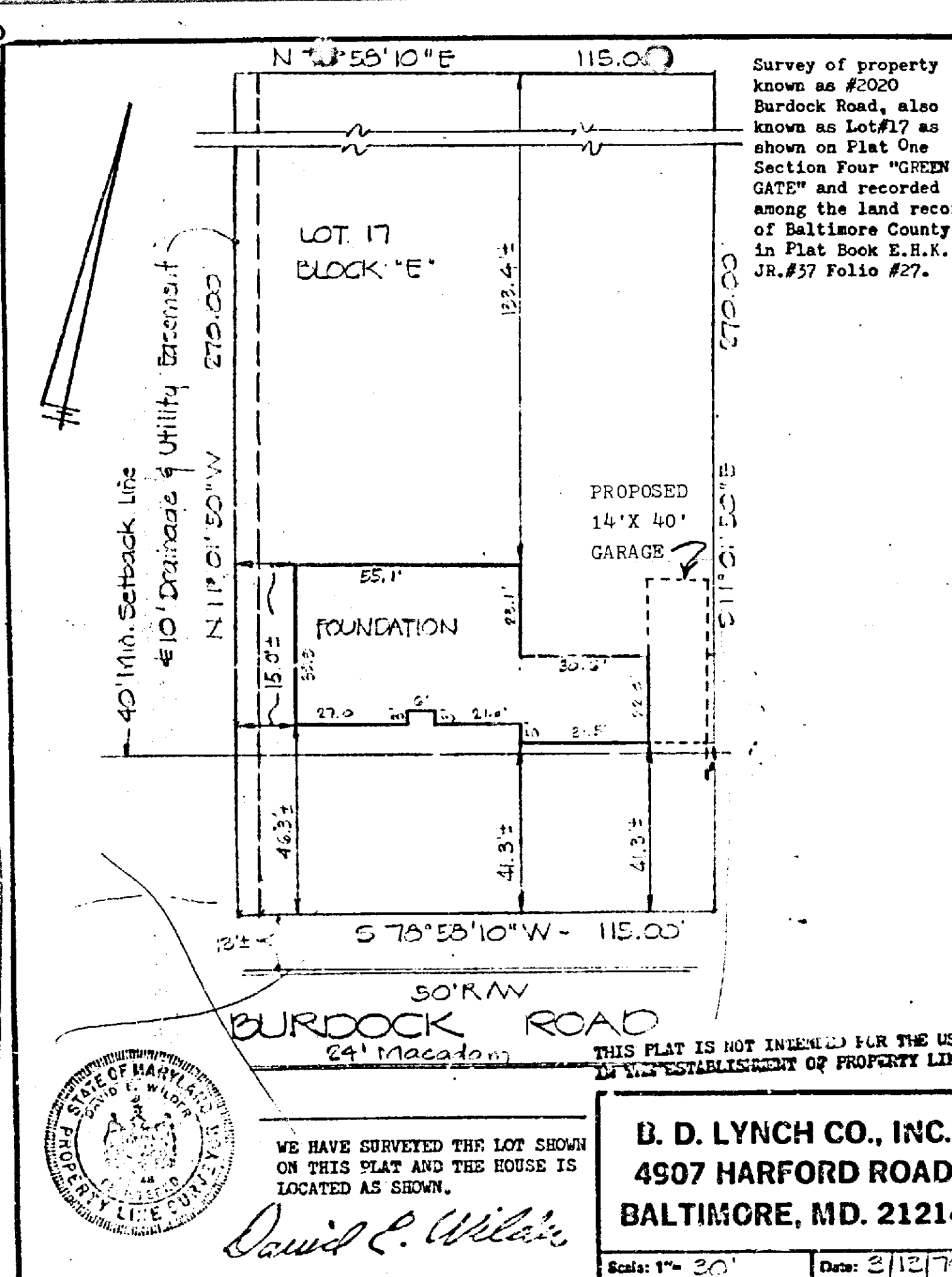
SUBDIVISION OF LOT 78 MIDDLEBOROUGH

LOTS 10 AND 11 ON PLAT OF HELENA - W.R.C. #9 FOLD 28

W.R.C. #4 FOLD 191

EXISTING UTILITIES IN HELENA AVE

SCALE 1" = 30'



B. D. LYNCH CO., INC.
4907 HARFORD ROAD
BALTIMORE, MD. 21214

Scale: 1" = 30' Date: 3/12/86

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

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BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 29, 1986

Mr. Henry W. Long
Mrs. Linda Ruth Long
Mr. Ronald C. Black
Mrs. Carolyn J. Black
3521 Northway Drive
Baltimore, Maryland 21234

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(213 Helena Rd.)
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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018479

DATE: 1/29/86 ACCOUNT: 86-299-A
AMOUNT: \$52.84
RECEIVED FROM: Henry W. Long, et al
FOR: Baltimore County, Maryland
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 23, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 23, 1986.

THE JEFFERSONIAN,

Jeffersonian
Publisher

Cost of Advertising

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86-299-A

PETITION FOR ZONING VARIANCE
15th Election District
LOCATION: East side of Helena Avenue, 300 feet North of Middleborough Road (213 Helena Road)
DATE AND TIME: Tuesday, February 11, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Jan. 23.

Petition For Zoning Variance

15 Election District
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PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Jan 23 1986

This is to certify, That the annexed

Petition

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 23rd day of

Jan 23, 1986

Jan 23 1986
Publisher

86-299-A

Mr. Henry W. Long
Mrs. Linda Ruth Long
Mr. Ronald C. Black
Mrs. Carolyn J. Black
3521 Northway Drive
Baltimore, Maryland 21234

January 10, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
ES/Helena Avenue, 300' N of Middleborough Road
(213 Helena Road)
Mr. Henry W. Long, et al., Petitioners
Case No. 86-299-A

TIME: 9:45 a.m.

DATE: Tuesday, February 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012836

DATE: 1/13/86 ACCOUNT: 86-299-A
AMOUNT: \$52.84
RECEIVED FROM: Henry W. Long, et al
FOR: Baltimore County, Maryland
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 1/29/86
Posted for: Variance
Petitioner: Henry W. Long, et al
Location of property: ES/Helena Ave., 300' N Middleborough Rd.
813 Helena Rd.
Location of Sign: Both Sides Helena Rd. across 15th St. and 16th St.
Remarks: Both signs posted near center of each road at 15th St.
Posted by: *Arnold Jablon* Date of return: 1/29/86
Number of Signs: 2

Case No. 86-299-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 6th day of January, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Henry W. Long, et al
Petitioner's Attorney: *James E. Dyer*
Received by: *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Cor. Assistant Date: January 27, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-299-A and 86-299-A

Please consider the Chesapeake Bay Critical Area review comments (see memorandum dated 1/22/86 from Gerber to Jablon) to be the comment for these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner Date: January 27, 1986
NORMAN E. GERBER, Director
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- 1 (one) Large deciduous tree for each 600 sq.ft.
- 2 (two) Conifer trees for each 600 sq.ft.
- 4 (four) Small deciduous trees for each 600 sq.ft.

(The net lot size or open, undeveloped area suitable for the planting of trees has been determined to be 2,400 feet in both these cases.)

NEG:PJS:vh

cy: Ms. Jean M. H. Jung
Dep. Zoning Commissioner

Thomas L. Vidmar, PWE

James G. Hoswell, Planner, OPZ

People's Counsel

Andrea Van Arsdale
Coastal Zone Planner, OPZ

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 13, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Henry W. Long, et al
3521 Northway Drive
Baltimore, Maryland 21234

RE: Item No. 178, Case No. 86-299-A
Petitioners - Henry W. Long, et al
Variance Petition

Dear Mr. Long:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

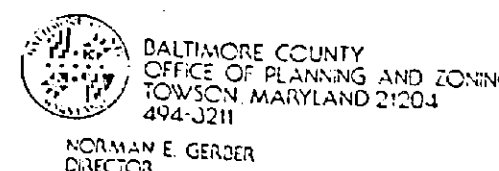
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: E. D. Lynch Co., Inc.
4907 Harford Road
Baltimore, Maryland 21214



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 14, 1986
(CRITICAL AREA)

Re: Zoning Advisory Meeting of November 19, 1985
Item # 178
Property Owner: HENRY W. LONG, et al
Location: E/S HELENA AVENUE, 300' N.
OF MIDDLEBOROUGH ROAD

Dear Mr. Jablon:

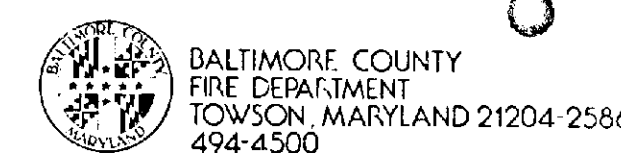
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended development plan was approved by the Planning Board.
- () The proposed site must comply with Baltimore County Landscaping Manual, 8111.178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlling by a "D" level intersection as defined by 8111.175-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE RIVER PLANNING DIVISION.

CC: James Howell

Eugene A. Soter
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Henry W. Long, et al (critical area)

Location: E/S Helena Avenue, 300' N of Middleborough Road

Item No.: 178 Zoning Agenda: Meeting of November 19, 1985

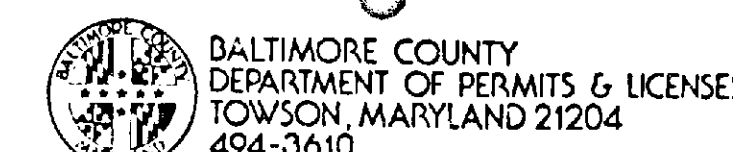
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "*" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and App. given: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

December 16, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 178 Zoning Advisory Committee Meeting are as follows:

Property Owner: Henry W. Long, et al (CRITICAL AREA)
Location: E/S Helena Avenue, 300' N of Middleborough Road
District: 15th.

APPLICABLE ITEMS ARE CHECKED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.S.I., #17-1 - 1980) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Registered seals are not acceptable.
- () All the Group except the Single Family Detached Dwelling require a minimum of 2 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For the Group require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built as an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be completed until the necessary data pertaining to height/area are submitted. Construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Parties architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- () Comments: See the attached copy of Section 516.0.
- () These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 205 of the County Office Building at 211 Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Mr. C. E. Burman, Chief
Building Plans Section

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1981
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tideswaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

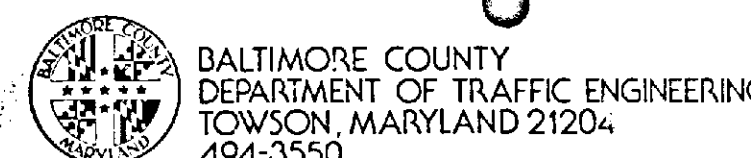
516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

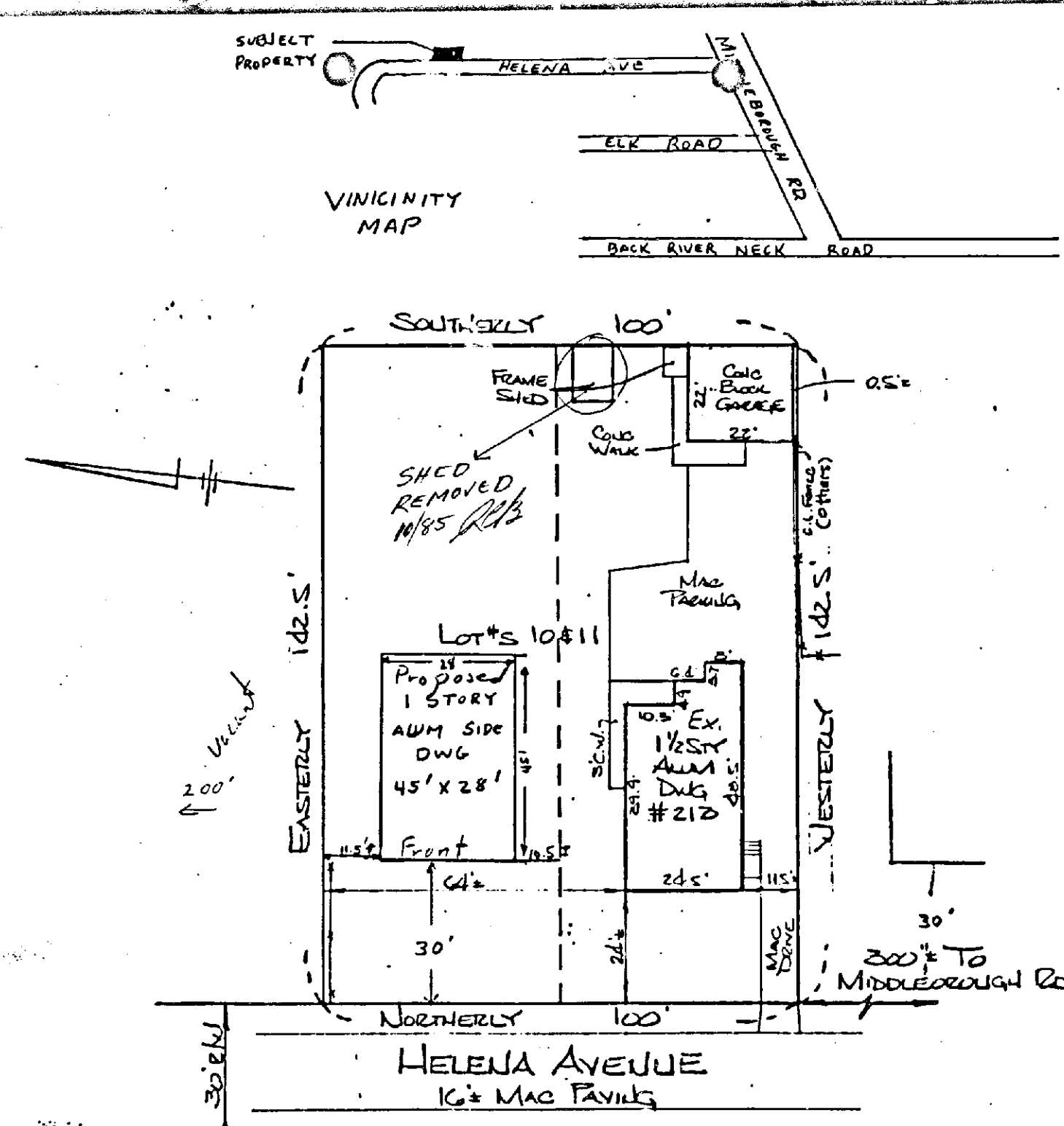
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178, 179, 180, and 181.

[Signature]
Michael S. Planigan
Traffic Engineer Associate II

MSF/bld



PLAT FOR ZONING VARIANCE

OWNERS - HENRY & LINDA LONG

RONALD & CAROL BLACK

DISTRICT 15 ZONED D.R. 5.5

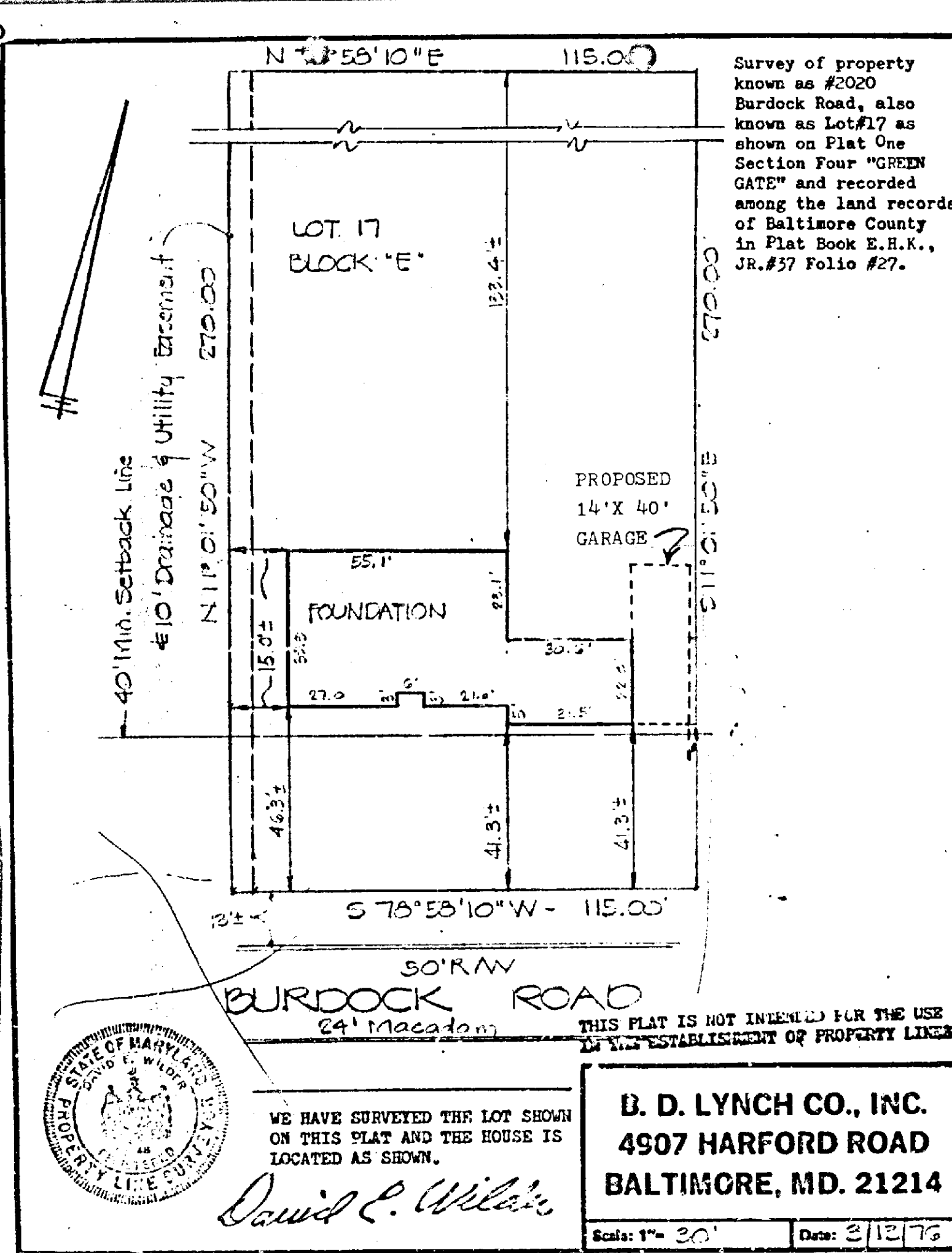
SUBDIVISION OF LOT 78 MIDDLEBOROUGH

LOTS 10 AND 11 ON PLAT OF HELENA - W.R.C. #9 FOLD 28

W.R.C. #4 FOLD 191

EXISTING UTILITIES IN HELENA AVE

SCALE 1" = 30'



B. D. LYNCH CO., INC.
4907 HARFORD ROAD
BALTIMORE, MD. 21214

Scale: 1" = 30' Date: 3/12/86

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 29, 1986

Mr. Henry W. Long
Mrs. Linda Ruth Long
Mr. Ronald C. Black
Mrs. Carolyn J. Black
3521 Northway Drive
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
ES/Helena Ave., 300' N Middleborough Rd.
(213 Helena Rd.)
15th Election District, Henry W. Long, et al, Petitioners
Case No. 86-299-A

Ladies and Gentlemen:

This is to advise you that \$52.84 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Zoning Commissioner, Baltimore County, Maryland, and remit to the Zoning Commissioner, Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018479

DATE: 1/29/86 ACCOUNT: 86-299-A
AMOUNT: \$52.84
RECEIVED FROM: Henry W. Long, et al
FOR: Baltimore County, Maryland
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 23, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 23, 1986.

THE JEFFERSONIAN,

Jeffersonian
Publisher

Cost of Advertising

22.00

86-299-A

PETITION FOR ZONING VARIANCE
15th Election District
LOCATION: East side of Helena Avenue, 300 feet North of Middleborough Road (213 Helena Road)
DATE AND TIME: Tuesday, February 11, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance from Section 1802.3.C.1 to permit lot width of 60 feet instead of the required 80 feet.
Being the property of Henry W. Long, et al, as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner(s) is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Jan. 23.

Petition For Zoning Variance

15 Election District
LOCATION: East side of Helena Avenue, 300 feet North of Middleborough Road (213 Helena Road)
DATE AND TIME: Tuesday, Feb. 11, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Jan 23 1986

This is to certify, That the annexed

Petition

Reg L B 84149

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 23rd day of

Jan 23, 1986

Jan 23 1986

Jan 23 1986

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 1/29/86
Posted for: Variance
Petitioner: Henry W. Long, et al
Location of property: 213 Helena Rd., 300' N Middleborough Rd.
Location of Sign: Both Sides Helena Rd. across 15th St. and 16th St.
Remarks: Petition posted with copies of petition and plat.
Posted by: [Signature] Date of return: 1/29/86
Number of Signs: 2

Case No. 86-299-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 6th day of January, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Henry W. Long, et al
Petitioner's Attorney

Received by: James E. Dyer, Jr.
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Cor. Assistant Date: January 27, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-299-A and 86-299-A

Please consider the Chesapeake Bay Critical Area review comments (see memorandum dated 1/22/86 from Gerber to Jablon) to be the comment for these petitions.

Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner Date: January 27, 1986
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
Chesapeake Bay Critical Area Review - R. M. Ossie, Sr., et al.,
SUBJECT: (86-298-A, 174) and H. W. Long, et al., (86-299-A, 178)

The petitions filed by R. M. Ossie, Sr., et al., and H. W. Long, et al., will be determined to be consistent with the Critical Area requirements if the following practices are performed.

1. No runoff should be discharged directly into the Chesapeake Bay. It should be discharged and directed overland so as to encourage infiltration.
2. Four (4) large deciduous trees or eight (8) conifer trees or sixteen (16) small deciduous trees be planted on the lot or a combination based on the following formula be planted.

- 1 (one) Large deciduous tree for each 600 sq.ft.
- 2 (two) Conifer trees for each 600 sq.ft.
- 4 (four) Small deciduous trees for each 600 sq.ft.

(The net lot size or open, undeveloped area suitable for the planting of trees has been determined to be 2,400 feet in both these cases.)

NEG:PJS:vh

cy: Ms. Jean M. H. Jung
Dep. Zoning Commissioner

Thomas L. Vidmar, PWE

James G. Hoswell, Planner, OPZ

People's Counsel

Andrea Van Arsdale, OPZ
Coastal Zone Planner, OPZ

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 13, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Henry W. Long, et al
3521 Northway Drive
Baltimore, Maryland 21234

RE: Item No. 178, Case No. 86-299-A
Petitioners - Henry W. Long, et al
Variance Petition

Dear Mr. Long:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

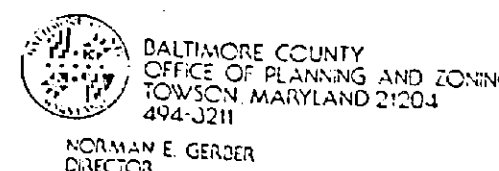
Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: E. D. Lynch Co., Inc.
4907 Harford Road
Baltimore, Maryland 21214



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 14, 1986
(CRITICAL AREA)

Re: Zoning Advisory Meeting of November 19, 1985
Item # 178
Property Owner: HENRY W. LONG, et al
Location: E/S HELENA AVENUE, 300' N.
OF MIDDLEBOROUGH ROAD

Dear Mr. Jablon:

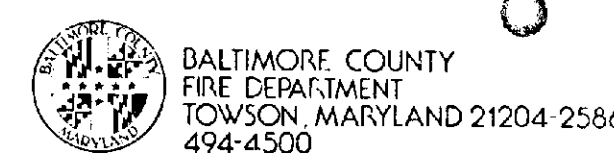
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The proposed development must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended development plan was approved by the Planning Board.
- ☒ The proposed development must comply with Baltimore County Landscaping Manual, 8111.178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlling by a "D" level intersection as defined by 8111.175-79, and as conditions change traffic capacity may become more limited. The Public Services Areas are re-evaluated annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE WILDERNESS AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

cc: James Howell

Eugene A. Soter
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Henry W. Long, et al (critical area)

Location: E/S Helena Avenue, 300' N of Middleborough Road

Item No.: 178 Zoning Agenda: Meeting of November 19, 1985

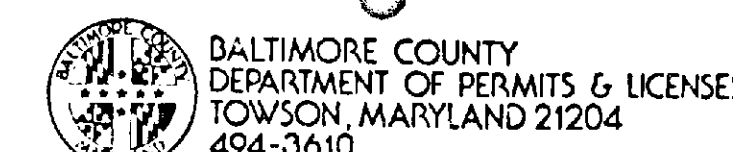
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "*" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and App. given: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

December 16, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 178 Zoning Advisory Committee Meeting are as follows:

Property Owner: Henry W. Long, et al (CRITICAL AREA)
Location: E/S Helena Avenue, 300' N of Middleborough Road
District: 15th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.S.I., #117-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- ☒ All fire groups except fire Single Family Detached Dwellings require a minimum of 2 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For fire groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be completed until the necessary data pertaining to height/area are submitted. Construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Parties architectural or Engineer seals are usually required. The change of use groups are from use _____ to use _____ or to mixed use _____ See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: See the attached copy of Section 516.0.
- ☒ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 205 of the County Office Building at 211 Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Mr. C. E. Burman, Chief
Building Plans Section

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1981
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tideswaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

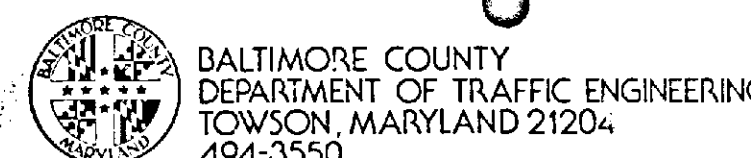
516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985



STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

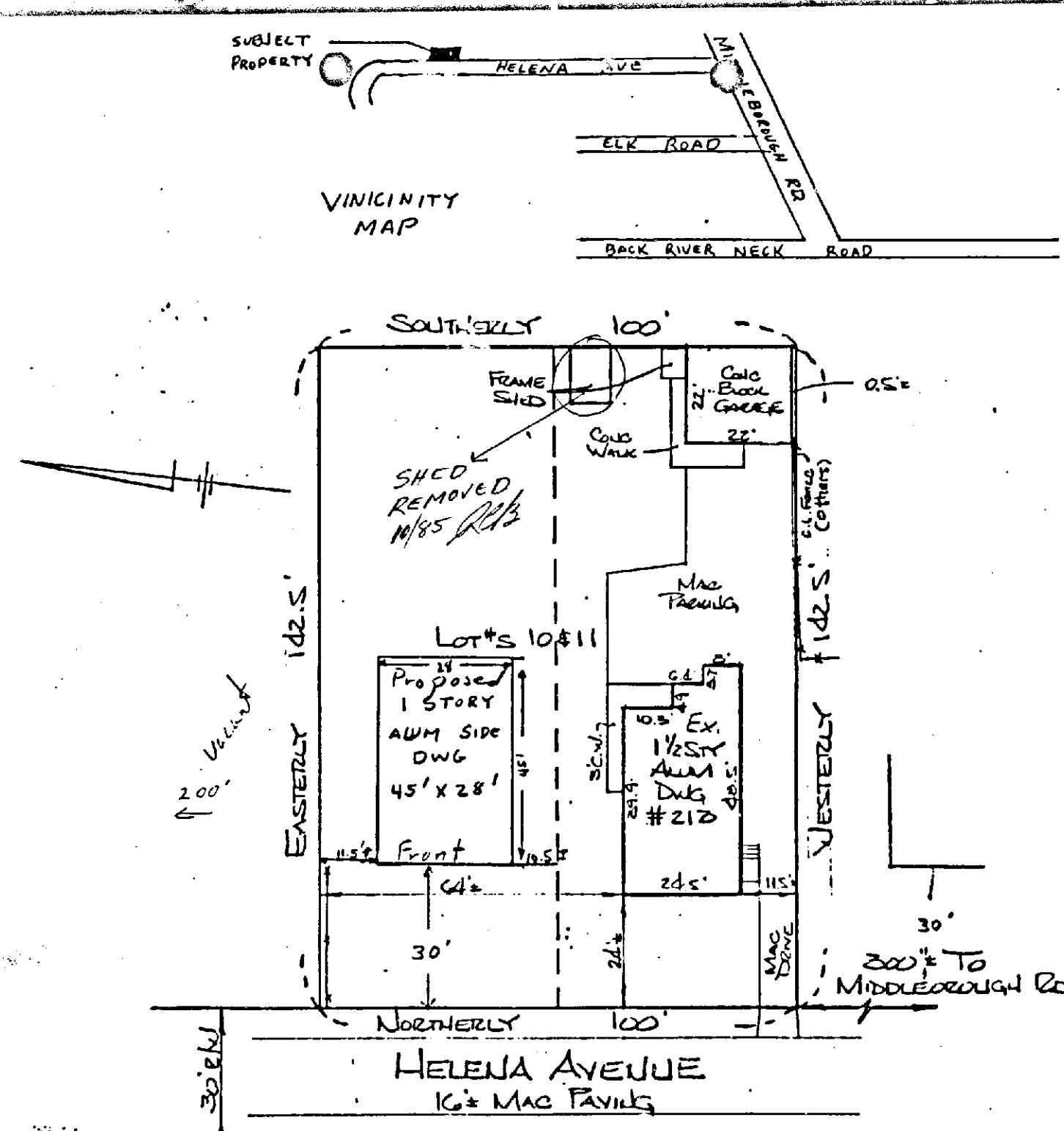
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 171, 172, 174, 175, 178, 179, 180, and 181.

[Signature]
Michael S. Planigan
Traffic Engineer Associate II

MSF/bld



PLAT FOR ZONING VARIANCE

OWNERS - HENRY & LINDA LONG

RONALD & CAROL BLACK

DISTRICT 15 ZONED D.R. 5.5

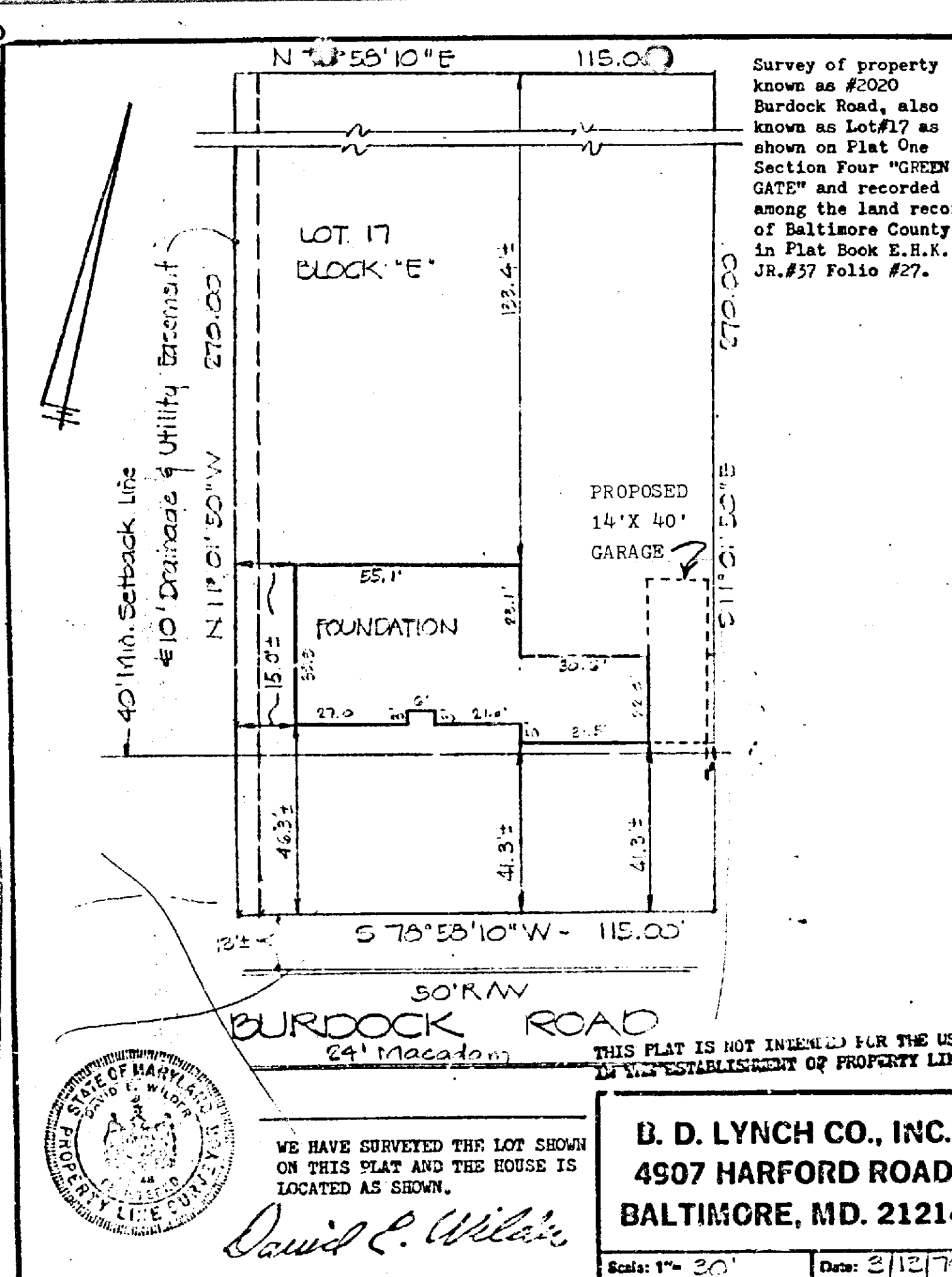
SUBDIVISION OF LOT 78 MIDDLEBOROUGH

LOTS 10 AND 11 ON PLAT OF HELENA - W.R.C. #9 FOLD 28

W.R.C. #4 FOLD 191

EXISTING UTILITIES IN HELENA AVE

SCALE 1" = 30'



B. D. LYNCH CO., INC.
4907 HARFORD ROAD
BALTIMORE, MD. 21214

Scale: 1" = 30' Date: 3/12/86